

BILL NO. Z-71-01- 22

ZONING MAP ORDINANCE NO. Z- Fort

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. C-7.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

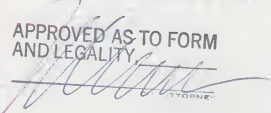
SECTION 1. That the area described as follows is hereby
designated an R-2 District under the terms of Chapter 36,
Municipal Code of the City of Fort Wayne, Indiana, 1946, as
amended by General Ordinance No. 2836 and amendments thereto;
and the symbols on the City of Fort Wayne Zoning Map No. C-7
referred to therein, established by Section 9, Article III of
said Chapter as amended, are hereby changed accordingly, to-wit:

Lot 131 and the North 1.0 foot of Lot
132 in Forest Park Place Addition to
the City of Fort Wayne; more commonly
known as 2240 Florida Drive, Fort Wayne,
Indiana.

SECTION 2. This Ordinance shall be in full force and
effect from and after its passage, approval by the Mayor, and
legal publication thereof.


Councilman

APPROVED AS TO FORM
AND LEGALITY


CITY CLERK

Read the first time in full and on motion by Tipton seconded by
Dunifon and duly adopted, read the second time by title and referred
to the (Committee on) Regulations (and to the City Plan
Commission for recommendation) (and Public Hearing to be held after due legal notice,
at the Council Chambers, City Hall, Fort Wayne, Indiana, on _____
the _____ day of _____ 196____, at _____ o'clock
P.M., E.S.T., _____

Date: 1-26-71

Thad E. Bonakoon
City Clerk

Read the third time in full and on motion by Tipton
seconded by Robinson and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	<u>0</u>	NAYS	<u>8</u>	ABSTAINED	____	ABSENT	<u>1</u>	to-wit:
Adams	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Dunifon	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Fay	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Geake	_____	_____	_____	_____	_____	<u>✓</u>	_____	
Nuckols	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Robinson	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Rousseau	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Steigerwald	_____	<u>✓</u>	_____	_____	_____	_____	_____	
Tipton	_____	<u>✓</u>	_____	_____	_____	_____	_____	

Date 4-13-71

Thad E. Bonakoon
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(Zoning Map) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (~~Resolution~~) No. 2-
on the _____ day of _____, 196 71.

ATTEST: (SEAL)

City Clerk

Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day
of _____, 196 71 at the hour of 8:30 o'clock 4.M.,E.S.T.

City Clerk

Approved and signed by me this _____ day of _____, 196____,
at the hour of _____ o'clock _____.M.,E.S.T.

Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 26, 1971, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-71-01-22; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 15, 1971;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 22, 1971.

Certified and signed this
1st day of April 1971.

Mary Ann Haynie
Secretary

Bill No. Z-71-01-22

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. C-7,

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do Not PASS.

HERBERT G. TIPTON, Chairman

JACK K. DUNIFON, Vice-Chairman

THOMAS G. ADAMS

WILLIAM K. GEAKE

JOHN H. ROBINSON.

CONCURRED IN

DATE 4-13-71 FUAD G. BONAHOOM, CITY CLERK

RECEIPT

N^o 50

GENERAL FUND

FT. WAYNE, IND., Dec. 22 1970

RECEIVED FROM

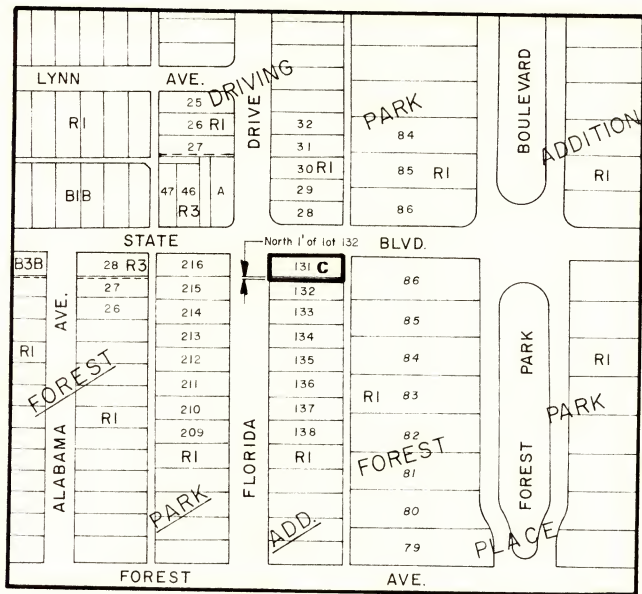
Higgins & Swift, Attorneys \$ 50⁰⁰

THE SUM OF

Fifty100/100 DOLLARS

ON ACCOUNT OF

Petition to reopen - 2240 Florida DriveSteven B. Huffman
AUTHORIZED SIGNATURE



C CHANGE FROM RI TO R2

2-71-01-22

NI

PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from a ~~xxx~~ R-1 District to a ~~xxx~~ R-2 District, the real estate described as follows, to-wit:

Lot 131 and the North 1.0 foot of Lot 132 in Forest Park Place Addition to the City of Fort Wayne; more commonly known as 2240 Florida, Fort Wayne, Indiana.

Dale G. Wilson
Dale G. Wilson

Bertryl H. Wilson
Bertryl H. Wilson

38 persons
TO THE CITY PLAN COMMISSION, FORT WAYNE, INDIANA:

REMONSTRANCE

The undersigned, being owners of real estate in the immediate vicinity of certain property located at the southeast corner of East State Boulevard and Florida Drive, more particularly described as Lot 131 and the North 1 foot of Lot 132 in Forest Park Place Addition, do hereby remonstrate against and register their objection to a proposed amendment to the zoning ordinance of the City of Fort Wayne, Indiana, being Bill No. Z-71-01-22, the petitioners for which are Dale G. Wilson and B. H. Wilson, by the terms of which the said Lot 131 and the North 1 foot of Lot 132 in Forest Park Place Addition would be rezoned from an R-1 district, one family residential, to an R-2 district, two family residential, for the following reasons:

1. Said proposed change in zoning classification would constitute spot zoning.

(a) All contiguous real estate is zoned R-1.

(b) All real estate on Florida Drive is classified R-1 excepting only certain real estate located at the northwest corner of East State Boulevard and Florida Drive where is located the Florida Apartments, which apartment building is believed to have been erected prior to the adoption of the Fort Wayne City ^{ZONING} Ordinance.

(c) All property situated on the east side of Alabama Avenue, which is the first street west of Florida Drive, and all property on Forest Park Boulevard, which is the first street east of Florida Drive has an R-1 zoning classification.

(d) All real estate located upon and along the south side of East State Boulevard from Alabama Avenue to Anthony Boulevard and all property located on the north side of East State Boulevard from Florida Drive east to Anthony Boulevard has been classified R-1.

2. The proposed reclassification would further aggravate parking problems in the vicinity of the real estate proposed to be rezoned.

(a) There is no off-street parking for the Florida Apartments located at the northwest corner of Florida Drive and East State Boulevard, which apartment building has 46 separate units. Cars owned by the tenants of said apartment building park their cars on both sides of Florida Drive in the block immediately south of East State Boulevard, as well as north of said Boulevard.

(b) No parking is permitted on either side of East State Boulevard either in the block immediately west of the intersection of said Boulevard with Florida Drive or in the block immediately east of the intersection of said Boulevard with Florida Drive.

(c) The present garage and parking facilities on Lot 131 and the North 1 foot of Lot 132 in Forest Park Place Addition are inadequate to house one or two additional cars which could be expected from the addition of another dwelling unit at said location.

(d) The narrowness of Florida Drive at its intersection with East State Boulevard and the number of parked cars at or near said intersection creates a traffic hazard which could only be aggravated by the addition of additional dwelling units with its consequent parking needs at Lot 131 and the North 1 foot of Lot 132 in Forest Park Place Addition.

3. The undersigned residents fear that if the proposed amendment to the zoning ordinance as to this particular lot is adopted, it will be but the beginning of and an invitation for, a multiplicity of applications for zoning reclassification of property in the near vicinity. The result of such rezoning, once a trend is established, would be to change the character of our neighborhood from an area composed primarily of well-kept owner-occupied single family dwellings with minimal traffic activity to an area more commercial in nature with consequent parking and traffic problems and occupied by more transient residents, having less interest in maintaining their homes properly. We do not believe such a change is desirable. This remonstrance is prepared for the purpose of filing with the City Plan Commission of Fort Wayne, Indiana, prior to the public hearing on said proposed change scheduled for March 15, 1971, at 7:30 P.M.

NAME

ADDRESS

<u>Curt M. Lapp</u>	<u>2131 East Park Blvd.</u>
<u>Terli Popp Jr.</u>	
<u>Robert M. Ferguson</u>	<u>2228 Florida Dr.</u>
<u>Dallas A. Thompson</u>	<u>2328 Florida Dr.</u>
<u>Kenneth P. McGuire</u>	<u>2225 Florida Drive</u>
<u>Mary H. McGuire</u>	<u>2225 Florida Drive</u>
<u>James D. McGuire</u>	<u>2219 Florida Dr.</u>
<u>Marcia M. Hokeen</u>	
<u>Joseph F. Foy</u>	<u>2209 Florida dr.</u>
<u>Louetta L. Foy</u>	
<u>Lynne L. Ferguson</u>	<u>2127 Florida</u>
<u>Stanley Ferguson</u>	
<u>Benjamin E. Stephens</u>	<u>2236 Florida Drive</u>
<u>Lisa Kien</u>	<u>2216 Florida Dr.</u>

NAME

ADDRESS

NAME	ADDRESS
Mary A. Cline	2210 Florida Drive
M D Cline	" " "
L L Sholund	2134 Florida Drive
Bessie Sholund	" " "
Emma Marvel	2222 Florida Drive
Betty Kowalczyk	2130 Florida Dr
Henry Kowalczyk	2770 Alabama Ave
Dorothy Buschbaum	2716 Alabama Ave
Margaret Keller	
E. J. Heller	2216 Alabama Ave
Gordon Anspach	
Ernest Anspach	2212 Alabama Ave
Alma L. Baer	2306 Florida Drive
William D. Lindeman	
Leta Lindeman	2310 Florida Dr.
Frank E. Alter	
Margaret M. Alter	2215 Florida Dr.
Robert W. Haller	
Lila M. Haller	2219 Forest Park Blvd.
Coelia (Mrs Al C)	
Bertha M. Ly (Robert Haller)	2307 Forest Park Blvd.
	An attorney
Clara E. Sheldon	2225 Forest Park Blvd.
Mary E. Miller	
John E. Arnold	2301 Forest Park Blvd